

PERMANENT SEWER EASEMENT

KNOW ALL MEN BE THESE PRESENTS:

THAT RIDGES LIMITED PARTNERSHIP hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of TWO and No/100 Dollars (\$ 2.00 ) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto the Sanitary and Improvement District No. 367, Douglas County, Nebraska, hereinafter referred to as SID, and to its successors and assigns, an easement for the right to construct, maintain and operate a Sanitary Sewer, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBIT "A", TRACT "A" AND "B"

CASH 2184 BK 1053 R FB DC-32846
TYPE MISC PG 132-137/0 COMP X SCAN 10
FEE 30.50 OF MISC LECL PG MC FV
T.A.-134
TR-B-136

RECEIVED
JAN 5 3 16 PM '93
GEORGE L. BUELEWICZ
REGISTER OF DEEDS
DODGE COUNTY NE

Affects Lot 265
The Ridges
South of our Platting (Brookfield) at the Ridges

TO HAVE AND TO HOLD unto said SID, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining or operating said Sewer at the will of the SID. The GRANTOR may, following construction of said Sewer, continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the SID to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the SID.
2. That SID will replace or rebuild any and all damage to improvements caused by SID exercising its rights of inspecting, maintaining or operating said Sewer, except that, damage to, or loss of, trees and shrubbery will not be compensated for by SID.
3. That SID shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee, or representative of the SID and any of said construction and work.
4. That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said SID and its assigns, that he or they, the GRANTOR is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors, and administrators, shall warrant, and defend this easement to said SID and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
5. That said easement is granted upon the condition that the SID will remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the SID or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the SID or its agents or employees, except as are set forth herein.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 8th day of October A.D., 1992.

RIDGES LIMITED PARTNERSHIP, By
RIDGES CORPORATION, General Partner

Name of Corporation
Corporate Seal
By [Signature] President
Attest [Signature] Secretary

LIMITED PARTNERSHIP'S ACKNOWLEDGMENT  
BY ITS CORPORATE GENERAL PARTNER

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

On this 6<sup>th</sup> day of October, 1992, before me, the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds, President of Ridges Corporation, to me known to be the President of said Corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed of said Corporation and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Seymour Katz  
NOTARY PUBLIC

My Commission expires \_\_\_\_\_



LIMITED PARTNERSHIP'S ACKNOWLEDGMENT  
BY ITS CORPORATE GENERAL PARTNER

STATE OF COLORADO )  
 ) SS  
COUNTY OF LARIMER )

On this 8 day of October, 1992, before me, the undersigned, a Notary Public in and for said County, personally came Duane Rennels, Secretary of Ridges Corporation, to me known to be the Secretary of said Corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed of said Corporation and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Ft. Collins in said County the day and year last above written.

E. Lorrene Peters  
NOTARY PUBLIC

My Commission Expires 2-11-94



My Commission Expires  
2-11-94

LEGAL DESCRIPTION  
PERMANENT SANITARY SEWER EASEMENT, TRACT 'A'  
LOT 265, THE RIDGES

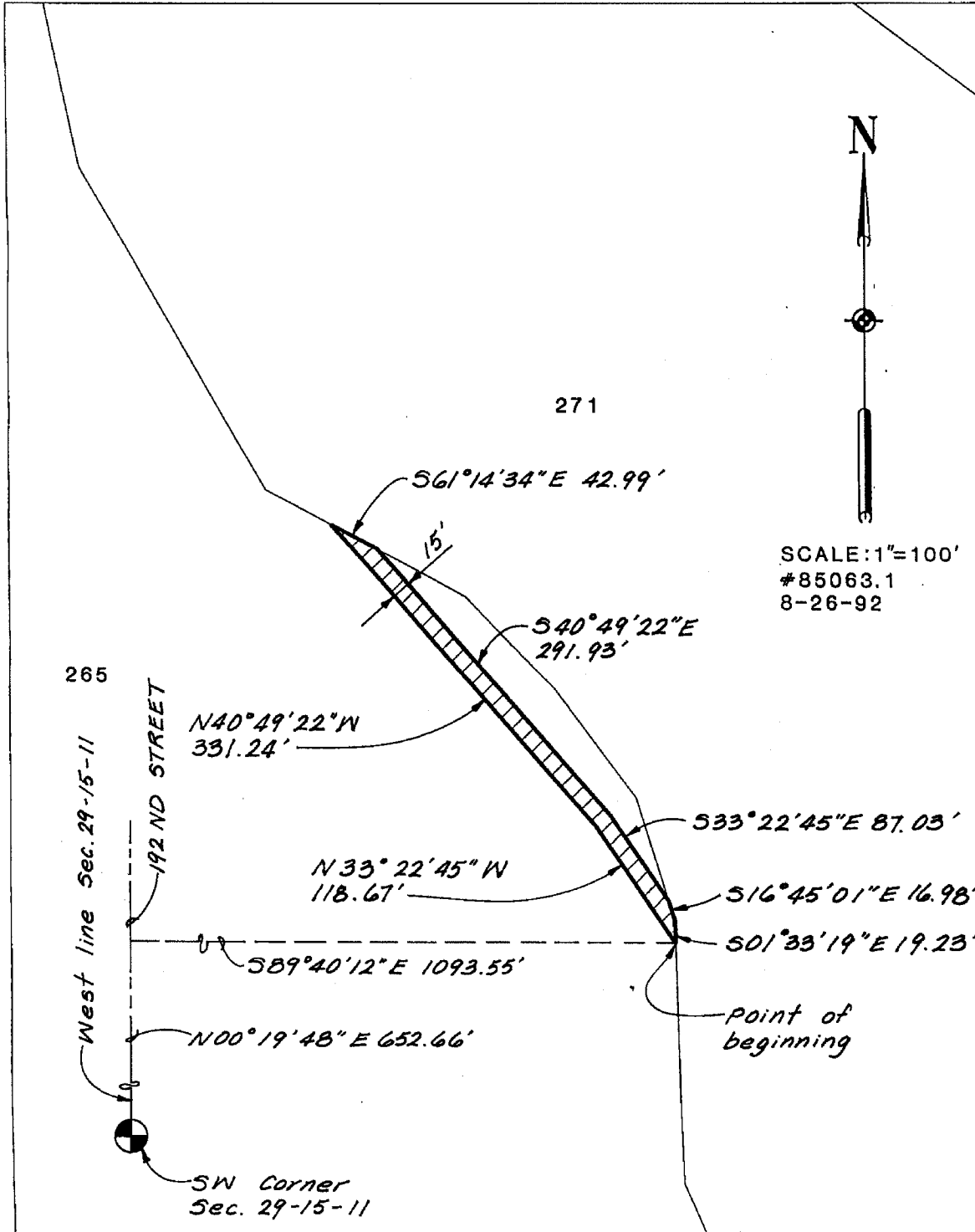
A permanent sanitary sewer easement located in Lot 265, The Ridges, a subdivision located in Section 29, Township 15 North, Range 11 East of the Sixth Principal Meridian, Douglas County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of said Section 29; thence N00°19'48"E (assumed bearing), along the west line of said Section 29, a distance of 652.66 feet; thence S89°40'12"E, a distance of 1093.55 feet to the Point of Beginning, said point also being on the easterly line of said Lot 265, The Ridges; thence N33°22'45"W, a distance of 118.67 feet; thence N40°49'22"W, a distance of 331.24 feet to a point on said easterly line of Lot 265, The Ridges; thence S61°14'34"E, along said easterly line of Lot 265, The Ridges, a distance of 42.99 feet; thence S40°49'22"E, a distance of 291.93 feet; thence S33°22'45"E, a distance of 87.03 feet to a point on said easterly line of Lot 265, The Ridges; thence S16°45'01"E, along said easterly line of Lot 265, The Ridges, a distance of 16.98 feet; thence S01°33'19"E, along said easterly line of Lot 265, The Ridges, a distance of 19.23 feet to the Point of Beginning.

August 26, 1992

Prepared By:  
Elliott & Associates  
5316 South 132nd Street  
Omaha, Nebraska, 68137

**EXHIBIT 'A'**  
**PERMANENT SANITARY SEWER EASEMENT, TRACT 'A'**  
**LOT 265, THE RIDGES**  
**S. I. D. NO. 367**  
**DOUGLAS COUNTY, NEBRASKA**



LEGAL DESCRIPTION  
PERMANENT SANITARY SEWER EASEMENT, TRACT 'B'  
LOT 265, THE RIDGES

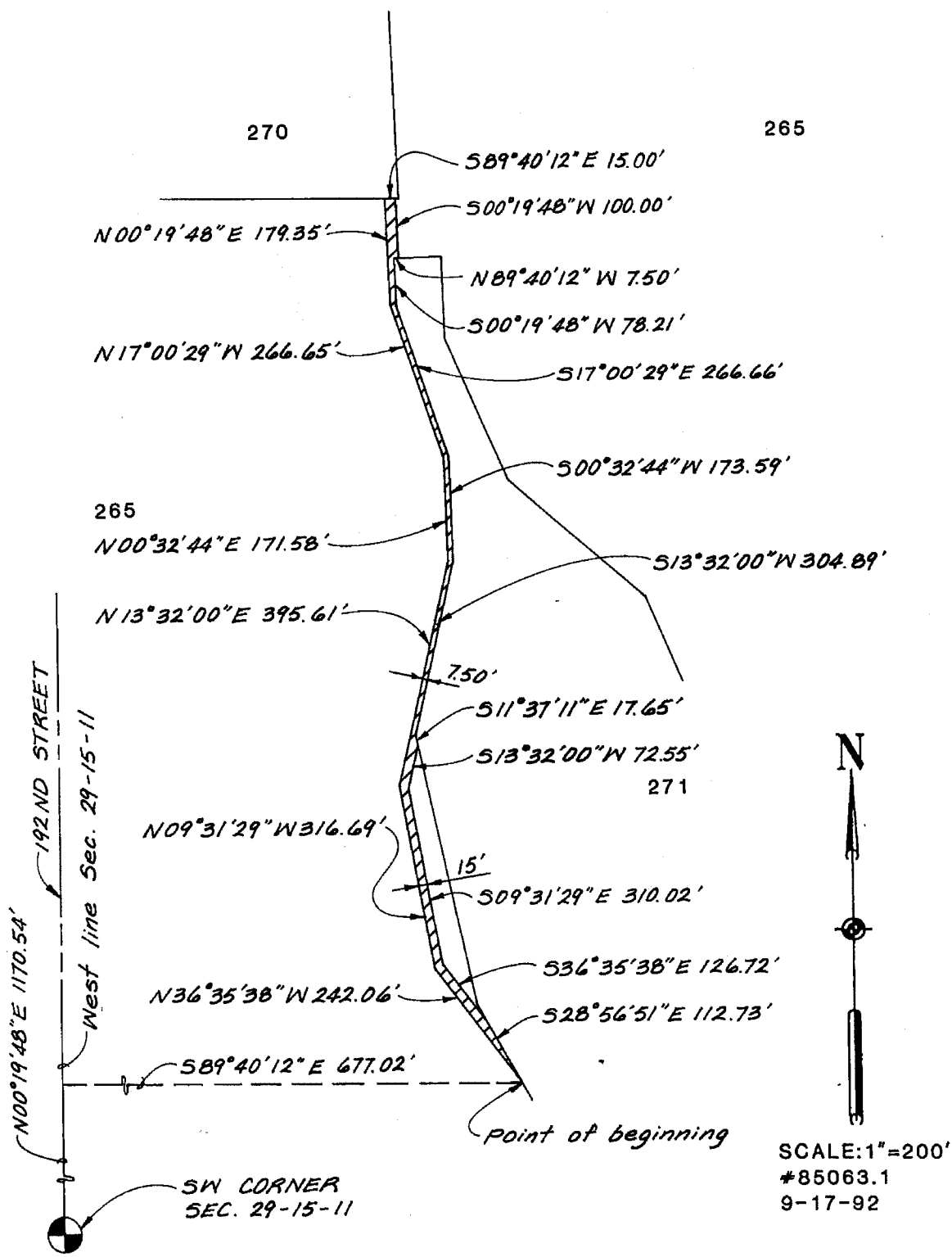
A permanent sanitary sewer easement located in Lot 265, The Ridges, a subdivision located in Section 29, Township 15 North, Range 11 East of the Sixth Principal Meridian, Douglas County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of said Section 29; thence N00°19'48"E (assumed bearing), along the west line of said Section 29, a distance of 1170.54 feet; thence S89°40'12"E, a distance of 677.02 feet to the Point of Beginning, said point also being on the easterly line of said Lot 265, The Ridges; thence N36°35'38"W, a distance of 242.06 feet; thence N09°31'29"W, a distance of 316.69 feet; thence N13°32'00"E, a distance of 395.61 feet; thence N00°32'44"E, a distance of 171.58 feet; thence N17°00'29"W, a distance of 266.65 feet; thence N00°19'48"E, a distance of 179.35 feet to a point on the south line of Lot 270, The Ridges; thence S89°40'12"E, along said south line of Lot 270, The Ridges, a distance of 15.00 feet; thence S00°19'48"W, a distance of 100.00 feet to a point on the northerly line of Lot 271, The Ridges; thence N89°40'12"W along said northerly line of Lot 271, The Ridges, a distance of 7.50 feet to a point on said easterly line of Lot 265, The Ridges; thence S00°19'48"W, along said easterly line of Lot 265, The Ridges, a distance of 78.21 feet; thence S17°00'29"E, along said easterly line of Lot 265, The Ridges, a distance of 266.66 feet; thence S00°32'44"W, along said easterly line of Lot 265, The Ridges, a distance of 173.59 feet; thence S13°32'00"W, along said easterly line of Lot 265, The Ridges, a distance of 304.89 feet; thence S11°37'11"E, along said easterly line of Lot 265, The Ridges, a distance of 17.65 feet; thence S13°32'00"W, a distance of 72.55 feet; thence S09°31'29"E, a distance of 310.02 feet; thence S36°35'38"E, a distance of 126.72 feet to a point on said easterly line of Lot 265, The Ridges; thence S28°56'51"E, along said easterly line of Lot 265, The Ridges, a distance of 112.73 feet to the Point of Beginning.

September 18, 1992

Prepared By:  
Elliott & Associates  
5316 South 132nd Street  
Omaha, Nebraska, 68137

**EXHIBIT 'A'**  
**PERMANENT SANITARY SEWER EASEMENT, TRACT 'B'**  
**LOT 265, THE RIDGES**  
**S. I. D. NO. 367**  
**DOUGLAS COUNTY, NEBRASKA**



PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY SECTION SUITE 604  
 OMAHA/DOUGLAS CIVIC CENTER  
 1819 FARNAM STREET  
 OMAHA, NEBRASKA 68183